Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes March 13, 2009

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 13, 2009, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Mmes. Lu, Morton, Porter, Smitten, Thao, Wencl; and

Present: Messrs. Alton, Barrera, Bellus, Commers, Gordon, Johnson, Kramer, Margulies,

Nelson, Schertler, Spaulding, and Ward.

Commissioners

Absent:

Mmes. *Donnelly-Cohen, *Faricy, and Mr. *Goodlow.

*Excused

Also Present: Donna Drummond, Interim Planning Administrator; Patricia James, Penelope

Simison, Josh Williams and Sonja Butler, Department of Planning and Economic

Development staff.

I. Approval of minutes February 27, 2009.

<u>MOTION</u>: Commissioner Commers moved approval of the minutes of February 27, 2009. Commissioner Wencl seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Alton read a thank you card received from Larry Soderholm, thanking the Planning Commission for the retirement gifts and honorary resolution. He then welcomed Donna Drummond.

III. Planning Administrator's Announcements

Donna Drummond reported on planning-related business at the City Council over the last two weeks. Resolutions were approved regarding a joint powers agreement for a Minnesota High Speed Rail Corridor, and a request to prepare a Complete Streets policy for the City. Resolutions opposing the location of the Central Corridor LRT operations and maintenance facility at Diamond Products, and approving the Transportation Plan were laid over.

Ms. Drummond mentioned the 3M workshop, which Commissioner Kramer gave an update on. He said the multi night/day charrette process produced four potential development plans, which were reviewed at an open house the previous Wednesday evening. At an advisory committee meeting the following evening the Port Authority indicated that they did not believe any of the development schemes, all of which saved some of the historic buildings, were economically feasible. Commissioner Kramer indicated the next major step is to complete the historic 106 review process.

IV. Zoning Committee

OLD BUSINESS

#09-0231-646 Concordia University Campus Boundary – Conditional Use Permit to expand Concordia University campus boundary and modification of parking location requirement for new stadium. 289 Hamline Avenue between Concordia and Marshall. (*Josh Williams*, 651/266-6659)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

NEW BUSINESS

#09-026-755 Ron Lavalle – Establishment of legal nonconforming use status as a service business with outside storage. 653 Bedford Street between Beaumont and Fred. (*Anton Jerve*, 651/266-6567)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the establishment of legal nonconforming use status subject to additional conditions. The motion carried unanimously on a voice vote.

#08-219-385 & #09-023-133 Marathon Petroleum Co. — Conditional Use Permit for wetland fill and replacement to construct a new rail yard south of the existing CP Yard, and variances of River Corridors standards regarding impact on wetlands and steep slopes. 1245 Pigs Eye Lake Road. (*Josh Williams*, 651/266-6659)

Commissioner Morton reported that the Zoning Committee laid this case over to the March 19, 2009 meeting.

#08-214-779 Marathon Petroleum – Site plan review for Marathon Petroleum Pigs Eye Lake Rail Yard regarding impact on wetlands and steep slopes. (*Tom Beach*, 651/266-9086)

Commissioner Morton reported that the Zoning Committee laid this case over to the March 19, 2009 meeting.

V. Comprehensive Planning Committee

<u>Asphalt and Concrete Study</u> – Committee recommendation on amendments to the Zoning Code and adopt resolution. (*Penelope Simison*, 651/266-6554)

Commissioner Schertler said the Catholic Charities facility is next to an asphalt operation and asked if the recommendations would affect it.

Commissioner Schertler said this facility, which is across from a rock-crushing facility and next to an asphalt operation, was approved because at the time it was decided that it was not incompatible with the proximity to that facility. He asked if the Commission, by approving these recommendations, was affecting the earlier decision.

Ms. Simison said the purpose of the study was to deal with the different processes used to manufacture asphalt, concrete, cement or hot mix asphalt. The recommendations do not affect a facility approved prior to the Commission's actions. The references to the rock crushing section of the code were included because that section of the code includes the word manufacturing.

Commissioner Smitten said her previous comments were specific to facilities adjacent to the river and trail connections. She emphasized that her earlier comments were related to the I2 and I3 districts near the river and whether these types of facilities would affect the investments the City is making along the river corridor.

<u>MOTION</u>: Commissioner Morton moved on behalf of the Comprehensive Planning Committee to recommend that the Asphalt and Concrete study be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.

VI. Neighborhood Planning Committee

Commissioner Wencl announced the next meeting will be on Wednesday, March 18, 2009 at 3:30 p.m.

VII. Communications Committee

Commissioner Smitten had no report.

VIII. Task Force Reports

Commissioner Commers announced that the second meeting of the Duplex/Triplex Conversion Task Force will be on March 31, 2009 at 4:30 p.m., with the location to be determined.

Commissioner Kramer announced that the 3M Advisory Committee will meet Thursday, March 19, 2009 at 5:00 p.m. in the Carpenters Union Hall.

Donna Drummond added that she received a request from the District 10 Community Council to identify a PED representative to attend a meeting regarding the Lexington/Larpenteur node study. Penelope Simison is going to attend this meeting and the planning commissioners who are involved in the study will be invited too. Ms. Simison said she received an email with several dates, but was not sure which date was selected for the meeting. She will provide further information on the meeting to the interested commissioners. Also, the District 10 Como Community Council has requested an update of the West Midway-Como Plan. More detailed information will follow.

IX. Old Business

None

X. New Business

None

XI. Adjournment

Meeting adjourned at 9:13 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,	Approved
	(Date)
Donna Drummond	Marilyn Porter
Interim Planning Administrator	Secretary of the Planning Commission

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